

**TITLE EXAMINATION STANDARDS COMMITTEE  
of the  
Real Property Law Section of the Oklahoma Bar Association**

**Minutes of the Meeting of February 16, 2019**

The Committee Chairman, Kraettli Epperson, and the following members were present:

Barbara Carson, Jack Wimbish, Chris Shields, Caron Loffland, Rhonda McLean, Charis Ward, Monica Wittrock, Larry Evans, Deborah Reed, Dale Astle, Fred Kempf, Michael McMillin, Ryan Schaller, Scott Sullivan, John Garvey, Rusty Brown, Jeff Noble, Faith Orłowski, William Gossett and Jeff Hand.

**Introductions and Incidental Committee Business**

Deborah Reed provided breakfast per her promise made last year. HOORAY!!

**Discussion of Current Events and Hot Topics**

- Faith Orłowski synopsized the threads of the Oklahoma Bar Association, Real Property Law Section.
- 16 O.S. §20 & §27. TES 6.7
- Faith Orłowski has coined the “poof” theory. If you weren’t there, just ask her.
- Release of Mortgage 46 O.S. §16; 36 O.S. §5008 – Mortgage Affidavit for Release

**Legislative Update**

Ryan Schaller reported. Mainly discussed SB 490. Crazy bill that should be look at by Probate Bar.

**Approval of Minutes**

July and August minutes were approved.

**Agenda Items**

**TES 14.10. LLC With Series.**

Scott Sullivan and Deborah Reed will be co-chairs again (still). Fred Kempf joining committee. May Report.

**TES 3.6. Release of Lis Pendens.**

Dropping for lack of need.

**TES ---. Affidavit of Heirship.**

Roberto Seda and Jena Williams are co-chairs. This is in a holding pattern. Will report when something happens.

**TES 30.14 & 34. Bankruptcies.**

Ryan Schaller is Chairman. Michael McMillin, Ralph Keen and Steve Schuller are on the committee. April Report/Draft.

**TES ---. Recording Scanned Copies of “Wet” Signed Instruments.**

Dale Astle is Chairman. Monica Wittrock and Charis Ward join committee. March Report.

**TES 1.1. Marketable Title.**

Faith Orłowski and Kraettli Epperson will confer and determine whether a title standard is needed.

**TES ---. Authority for Standards.**

Rusty Brown is Chairman. Rhonda McLean and Jack Wimbish join committee. March Report.

**TES 30.1. MRTA/Severed Minerals.**

Roberto Seda is not here to report. Will ask for a report in March.

**TES 14.8. Foreign Limited Liability Companies.**

Dale Astle is Chairman. Ryan Schaller joins the committee. April Report.

**TES ---. Affidavit of Successor Trustee.**

On hold.

**TES ---. Affidavits and Recitals.**

This topic will be combined with Affidavit of Heirship.

**TES ---. Stigler Act Amendments & Murphy Case.**

Chris Shields and Ryan Schaller are co-chairs. On hold for now.

**TES ---. Remote On-Line Notary.**

This topic will be combined with Recording Scanned Copies of “Wet” Signed Instruments.

**TES ---. Probate Cases Being Filed in County Other Than Residence.**

Rusty Brown is Chairman. We will wait to see what happens with the Walker case in the higher courts.

**TES ---. Marital Interests.**

Dropped.

**TES 30.1 et seq. MRTA – Self Executing.**

Scott Sullivan is Chairman. He will monitor the report when and if necessary.

**Adjournment.**

Respectfully submitted,

Barbara L. Carson